

SUPERIOR COURT OF WASHINGTON FOR GRANT COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS)
TRUSTEE FOR ASSET BACKED SECURITIES) NO.: 13-2-00708-4
CORPORATION HOME EQUITY LOAN TRUST) JUDGMENT: 14-9-01223-5
2002-HE3.)
) SHERIFF'S NOTICE TO JUDGMENT
Plaintiff,) DEBTOR OF SALE OF REAL
) PROPERTY

vs.

ESTATE OF PAMELA LARSEN; CHARLOTTE)
IMBERT; ROBERT F. IMBERT; MARY LYNN)
DUNCAN; BOE CLAUSEN, LLC.; UNKNOWN)
HEIRS, SPOUSE, LEGATEES AND DEVISEES)
OF ESTATE OF PAMELA LARSEN; DOES 1-10)
inclusive; UNKNOWN OCCUPANTS of the)
subject real property; PARTIES IN POSSESSION)
of the subject real property; PARTIES CLAIMING)
A RIGHT TO POSSESSION of the subject)
property; and also, all other unknown persons or)
parties claiming any right, title, estate, lien, or)
interest in the real estate described in the Complaint)
herein)

Defendants.

Estate of Pamela Larsen
8507 Road S SE
Warden, Washington 98857

Boe Clausen, LLC
324 Ash Street
Moses Lake, Washington 98837

Does 1-10 inclusive; UNKNOWN OCCUPANTS of the subject real property; PARTIES IN
POSSESSION of the subject real property; PARTIES CLAIMING A RIGHT TO
POSSESSION of the subject property; and also, all other unknown persons or parties claiming
any right, title, estate, lien or interest in the real estate described in the Complaint herein
8507 Road S SE
Warden, Washington 98857

Mary Lynn Duncan
9973 Road S SE
Warden, Washington 98857

Robert F. Imbert
9973 Road S SE
Warden, Washington 98857

Christopher Ries
Post Office Box 2119
324 South Ash, Suite B
Moses Lake, Washington 98837

Charlotte Imbert
8507 Road S SE
Warden, Washington 98857

Charlotte Imbert
8483 Road S SE
Warden, Washington 98857

The Superior Court of Grant County has directed the undersigned Sheriff of Grant County to sell the property described below to satisfy a judgment in the above entitled action. The property to be sold is described as follows:

The North half of the Southwest quarter of section 17, Township 17 North, Range 30 E.W.M., Grant County, Washington, EXCEPT the Southwest quarter of the Northwest quarter of the Southwest quarter of said Section, AND EXCEPT the South 150 feet of the West 300 feet of the Northwest quarter of the Northwest quarter of the Southwest quarter thereof.

APN/Parcel #18-1066-001, 60-0692-000 and commonly known as:
8507 Road S SE, Warden, WA 98857.

The sale of the described property is to take place at 10:30 am on the 27th day of March, 2015 at the main lobby of the Grant County Courthouse, Ephrata, Washington.

The judgment debtor can avoid the sale by paying the judgment amount of \$108,865.53 plus interest, costs and fees before the sale date. For the exact amount, contact the attorney at the address stated below.

This property is subject to:

A redemption period of one year, which will expire at 4:30 pm on the 27th day of March, 2016.

The judgment debtor or debtors or any of them may redeem the above described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's sale plus additional costs, taxes, assessment, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the attorney at the address stated below to determine the exact amount necessary to redeem.

1 **IMPORTANT NOTICE:** If the judgment debtor or debtors do not redeem the property by
2 4:30 pm on the 27th day of March, 2016, the end of the redemption period, the purchaser at the
3 Sheriff's sale will become the owner and may evict the occupant from the property unless the
4 occupant is a tenant holding under an unexpired lease. If the property to be sold is occupied as
5 a principal residence by the judgment debtor or debtors at the time of sale, he, she, they or any
6 of them may have the right to retain possession during the redemption period, if any, without
7 payment of any rent or occupancy fee. The judgment debtor may also have a right to retain
8 possession during any redemption period if the property is used for farming or if the property is
9 being sold under a mortgage that so provides.
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12 Dated this 5th day of February, 2015, at Ephrata, WA 98823.
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14 THOMAS E. JONES, Sheriff
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17
18 By: Theresa Sheets, Civil Specialist
19

20 cc: McCarthy & Holthus LLP
21 Attn: Jessica Knox
22 108 1st Avenue South, Suite 300
23 Seattle, Washington 98104
24 855-809-3977
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